



**CITY OF KIRKLAND**  
**Planning and Community Development Department**  
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## **MEMORANDUM**

**To:** Design Review Board

**From:** Angela Ruggeri, AICP, Senior Planner

**Date:** March 8, 2010

**Subject:** **DESIGN RESPONSE CONFERENCE #14**  
**TOUCHSTONE (PARKPLACE)**  
**FILE DRC09-00002**

### **I. INTRODUCTION**

Touchstone's proposal is for design review of a 1.8 million sq. ft. mixed-use project that includes 1.2 million sq. ft. of office space and an additional 300,000 sq. ft. of retail. Other uses include a hotel and athletic club.

The approved Master Plan has established the building and open space locations, access points and grid for the internal road system. The zoning specifies building heights, setbacks and other development parameters. The Design Review Board (DRB) is now in the process of working with the applicant on the design of the buildings and open spaces. The approved Design Guidelines for Parkplace will be used by the DRB to guide this process.

*\*\*Please bring your copy of the Master Plan and Design Guidelines for Parkplace to the meeting on 3/15/10. Since City offices are closed on Friday, March 12, updated drawings will be provided to the DRB on Monday morning, 3/15/10.*

### **II. PREVIOUS DESIGN RESPONSE CONFERENCE**

At the March 1, 2010 meeting, the DRB began their discussion of Building H. The following is a summary of the Board's comments. The discussion will be continued at the meeting on March 15. The applicant will respond to the comments below and provide more detailed drawings of the plaza area. Massing drawings of Building D will also be available for discussion if time permits (see Central Retail Hub Design Guidelines – Pages DG-28 and 29).

#### **General:**

1. LMN is to provide principle elevations [along 6<sup>th</sup> Street and along Central Ave.] showing all Parkplace buildings in context with one another.

**Buildings A, B and C Follow-up:**

1. LMN is to provide information on penthouse/roof top appurtenance screening design and integration with overall building design for Buildings A, B, C and H.

**Building H:**

1. Central Plaza Design: study design alternatives [e.g.: same paving material, same ground plane] that would allow the street around the plaza to feel more integrated into the plaza design, visually expanding the plaza into the entire open space.
2. Sport Club area: Review articulation locations with respect to internal uses- balance between privacy concerns, views from the street and day lighting spaces.
3. Sport Club area: Study visual 'weight'; orientation of screening element.
4. Gasket: Evaluate use, appropriateness, and whether it is required at all.
5. Roof Terrace areas: Design roof terraces with thought toward the future: increase design load to accommodate greater plant/soil loading.
6. Provide design of plaza based on concepts presented at 03/01/2010 DRB meeting.

**Administrative:**

1. City staff to check with Public Works on bus stop location [reference to public comment about bus stop at 5<sup>th</sup> and Central by QFC].
2. City staff to check with Fire Department about ability to close off Plaza for special events.

Planning staff will be meeting with the applicant and various other city departments to check on these and any additional administrative issues that come up.